



# Jackson Highway Master Plans

West Jackson Highway Master Plan (PLNP2008-00240)

Jackson Township Specific Plan (PLNP2011-00095)

NewBridge Specific Plan (PLNP2010-00081)

Mather South Community Master Plan (PLNP2013-00065)

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Department of Community Development  
Planning and Environmental Review

June 2, 2015

Todd Smith

# Overview

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- Purpose of Workshop: Provide current status of four adjacent master plans along the Jackson Highway Corridor and continue discussion of technical issues
- No action requested on projects
- Background
  - 2030 General Plan
  - Jackson Highway Visioning Study
- Project-Specific Information
- Introduction of transportation policy issues

# Background: 2030 General Plan

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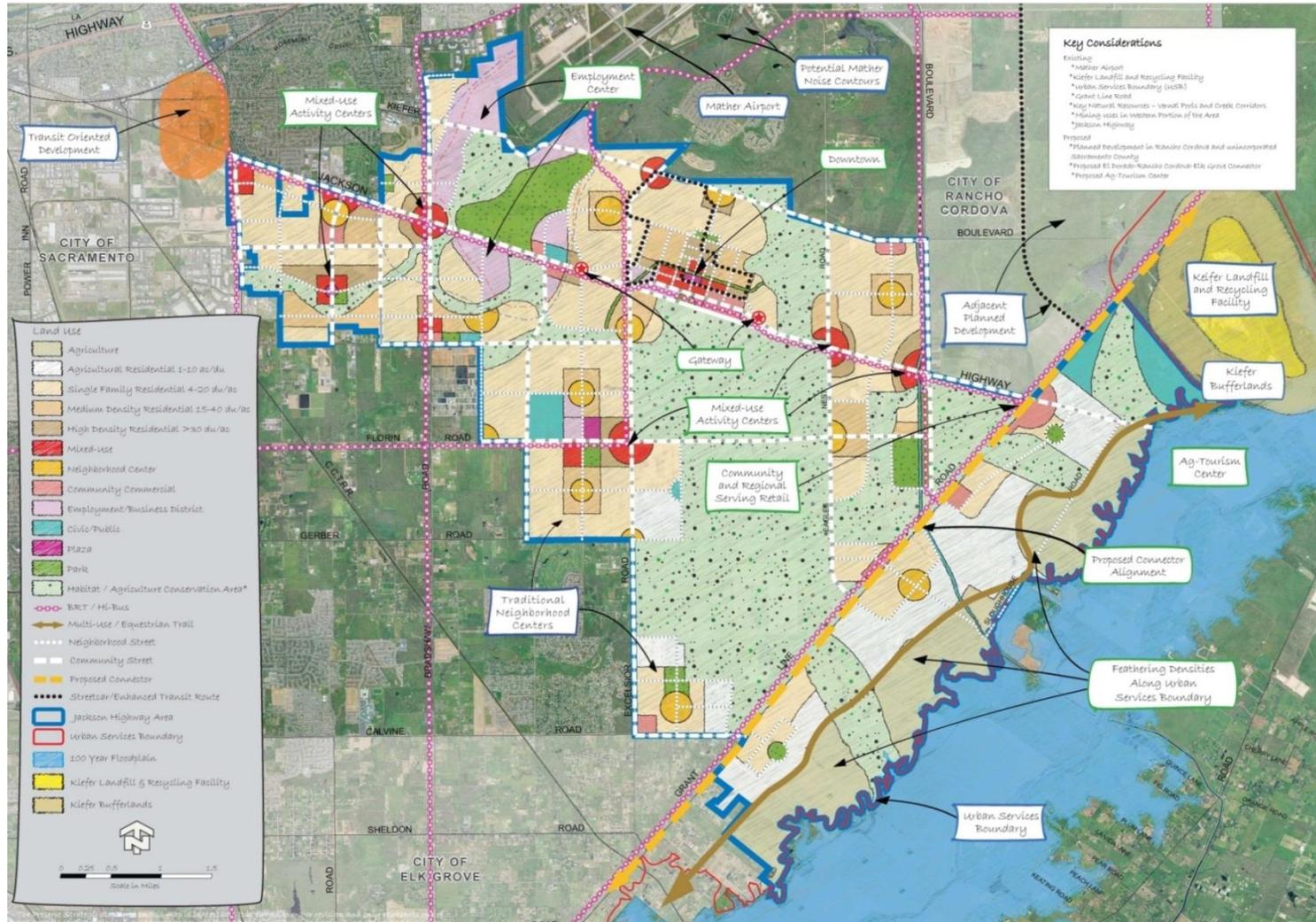
- 2030 General Plan – New policy framework for acceptance and approval of private applications to expand the Urban Policy Area (UPA) and creation of a master plan for the area.
- Intent – reduction of VMT and GHG emissions by promoting smart growth principles, including a mix of residential densities and complementary land uses that support transit and other transportation modes
- Balance development with the need for habitat preservation that supports the proposed South Sacramento Habitat Conservation Plan (SSHCP)

# Background: Visioning Study

- Jackson Highway Visioning Study (2008)
  - Town Centers
  - Mixed Use Activity Centers
  - Employment Areas
  - Open Space – trails, parks, habitat preserves
- Significant outreach
  - 26 stakeholder interviews
  - Four large community workshops
  - Planning Commission workshop
  - Two Board workshops



# Background: Visioning Study



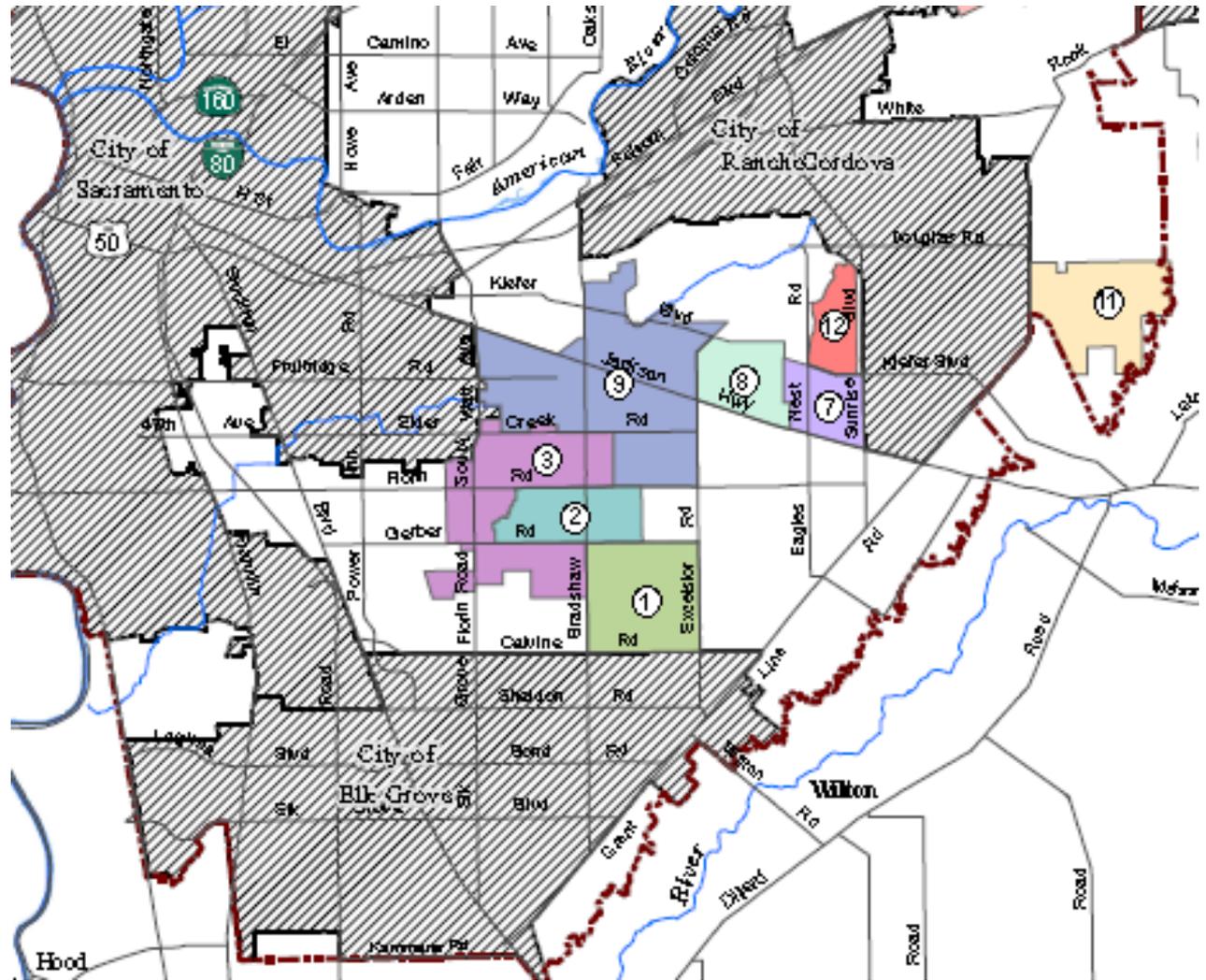
# Master Plan Locations

## Approved Master Plans

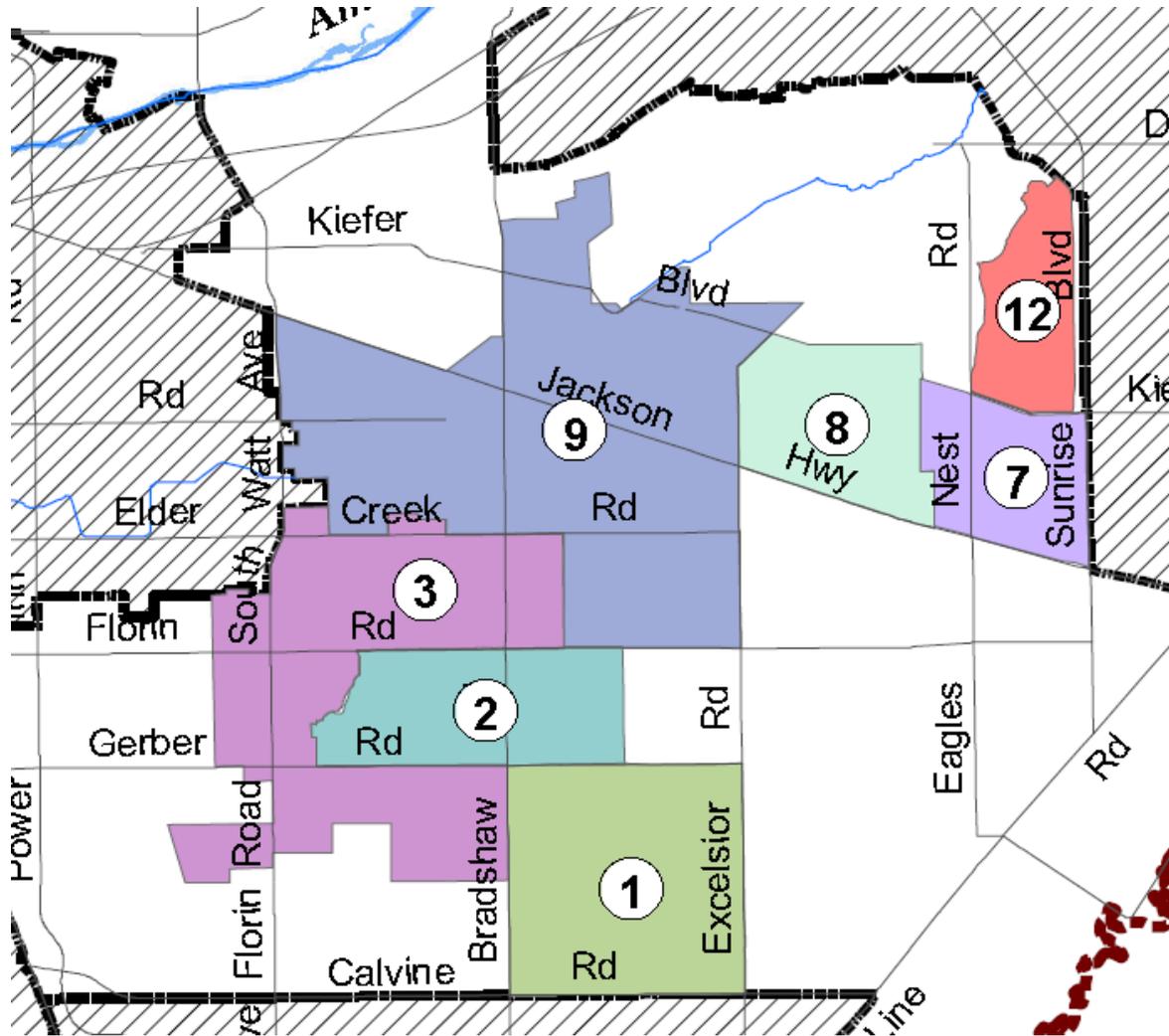
1. Vineyard Springs
2. North Vineyard Station
3. Florin Vineyard Gap
11. Cordova Hills

## Pending Master Plans

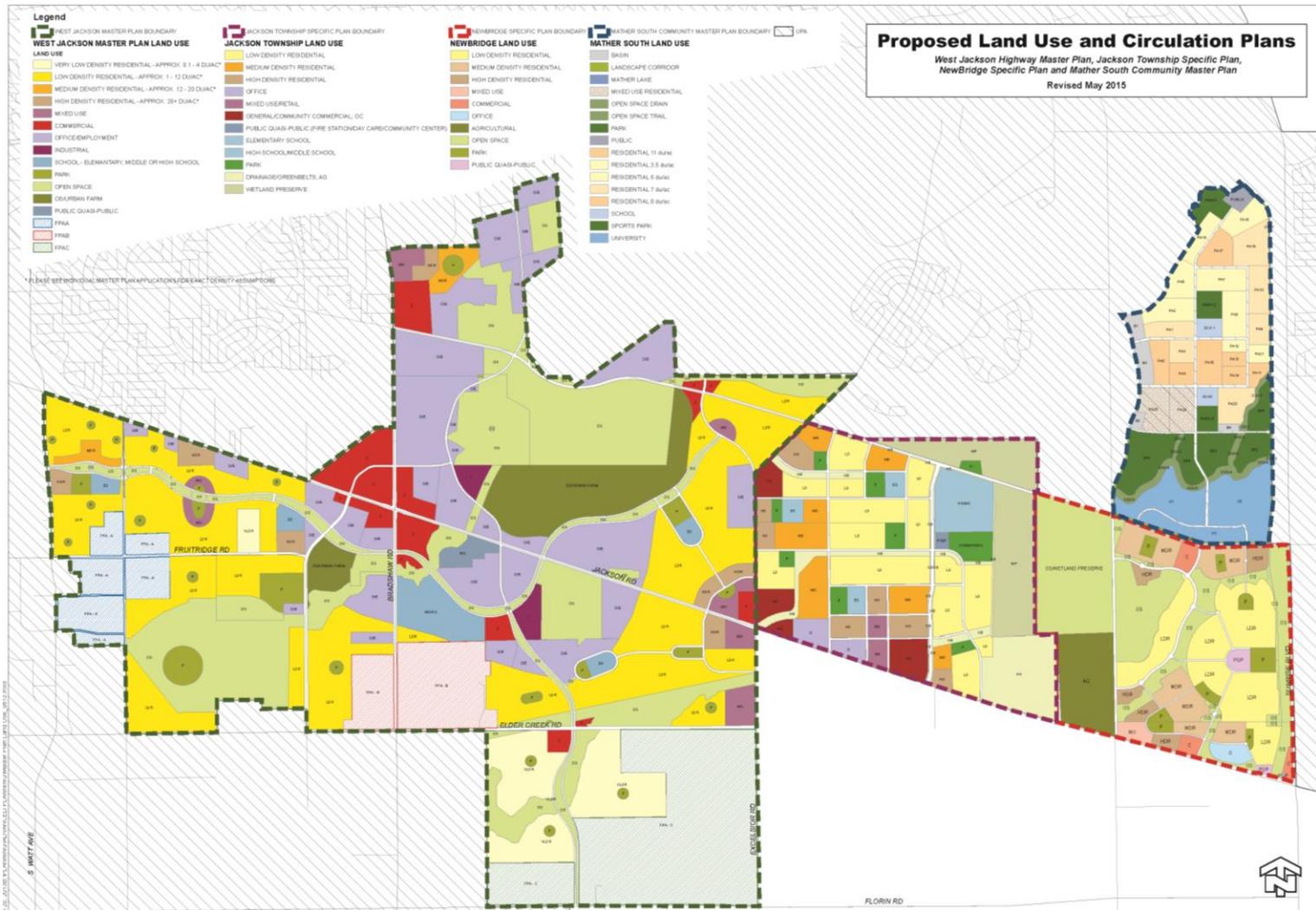
7. NewBridge
8. Jackson Township
9. West Jackson
12. Mather South



# Master Plan Locations



# Location



# Land Use Summary

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- Four Master Plans totaling 9,284 acres
- 28,421 housing units of varying density
- Commercial: 3,955,556 SF
- Employment: 14,382,641 SF
- Office: 911,800 SF
- Mixed Use: 1,630,318 SF
- Schools: 278 acres, 12 schools
- Parks: 324 acres of neighborhood and community parks
- Long-term buildout over decades
- Market conditions to drive phasing

# Issues of Common Interest

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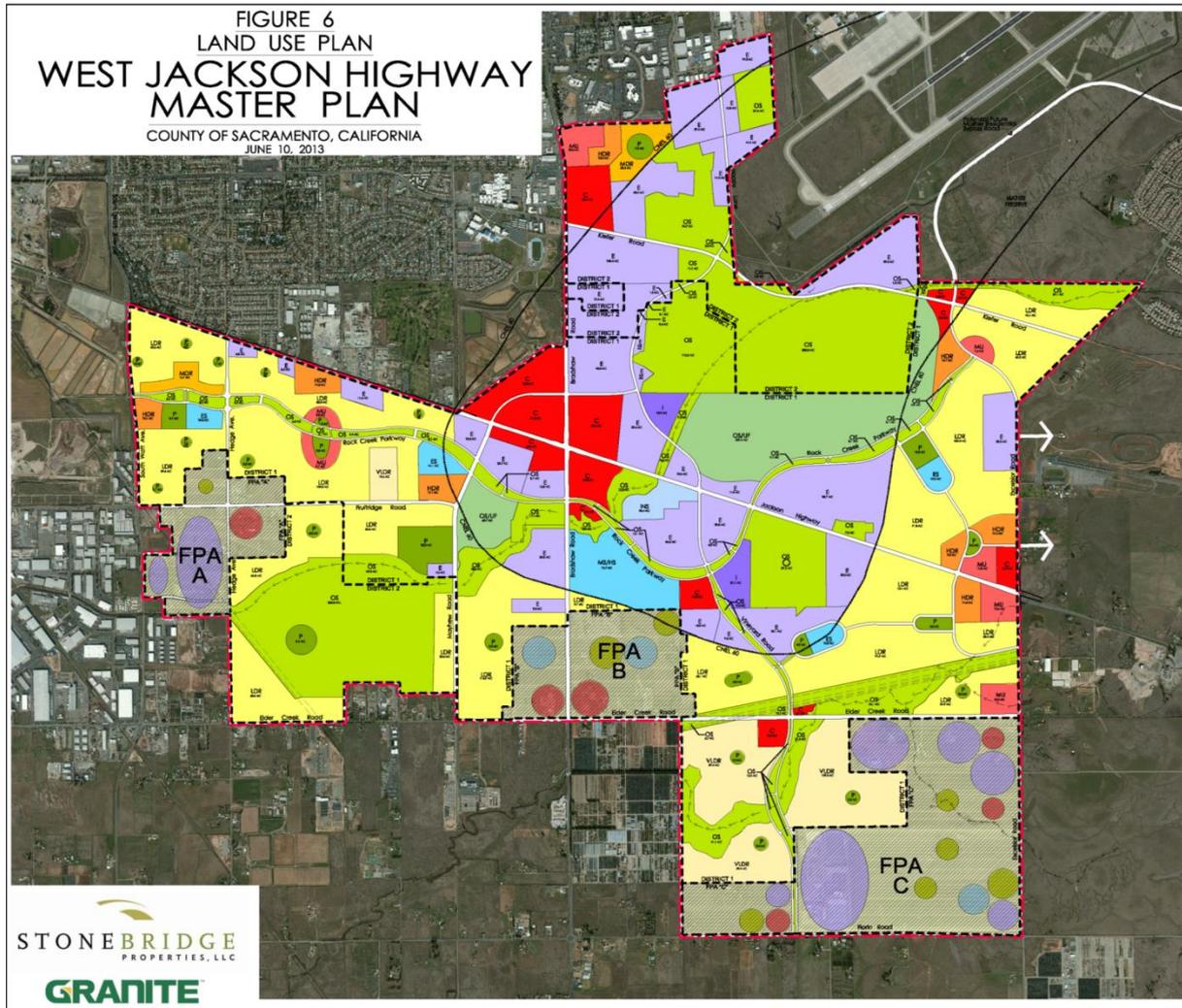
- **Transportation** – Joint Transportation Impact Study, involving Caltrans, adjacent jurisdictions
- **Transit** – coordination between SacDOT and RT to create appropriate transit routes
- **Trails** – combined effort of Regional Parks, SacDOT, PER staff
- **Open Space** – variety of open space types involving Regional Parks, Cordova Recreation and Park District, Southgate Recreation and Park District

# Issues of Common Interest

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- **Schools** – Elk Grove Unified School District
- **Water Supply** – Sacramento County Water Agency and California American Water District
- **Sewer** – Technical Studies reviewed by Sacramento Area Sewer District
- **Drainage** – Drainage studies reviewed by Dept. of Water Resources

# West Jackson Highway Master Plan



# West Jackson – Land Use Summary

<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>
VLDR – Very Low Density Residential	405.2	2.0	0.1-4.0	810
LDR – Low Density Residential	1,644.7	5.0	3.0-8.0	8,225
MDR – Medium Density Residential	39.3	14.0	7.0-14.0	550
HDR – High Density Residential	144.1	25.0	20.0-25.0	3,601
<b>Subtotal</b>	<b>2,233.3</b>	--	--	<b>13,186</b>
<i>Commercial, Office, Industrial &amp; Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>
C – Commercial	260.4	0.25	2,835,756	n/a
E – Employment	1,100.6	0.30	14,382,641	n/a
MU – Mixed Use	123.2	0.20/20	1,073,318	2,464
I – Industrial	37.0	0.30	483,516	n/a
INS – Institutional (existing use)	23.4			
<b>Subtotal</b>	<b>1,544.6</b>	--	<b>18,775,231</b>	<b>2,464</b>
<i>Schools</i>	<i>Acres</i>			
ES/MS/HS – Elementary School/Middle School/High School	150.7			
<b>Subtotal</b>	<b>150.7</b>			
<i>Park &amp; Open Space Designations</i>	<i>Acres</i>			
P – Park	166.2			
OS – Open Space	1,266.3			
OS/UF – Open Space/Urban Farm	272.1			
<b>Subtotal</b>	<b>1,704.6</b>			
Arterial/Collector Roads	280.1			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U.'s</i>
<b>Entire Project TOTAL</b>	<b>5,913.3</b>		<b>18,775,231</b>	<b>15,650</b>

# West Jackson – Applicants



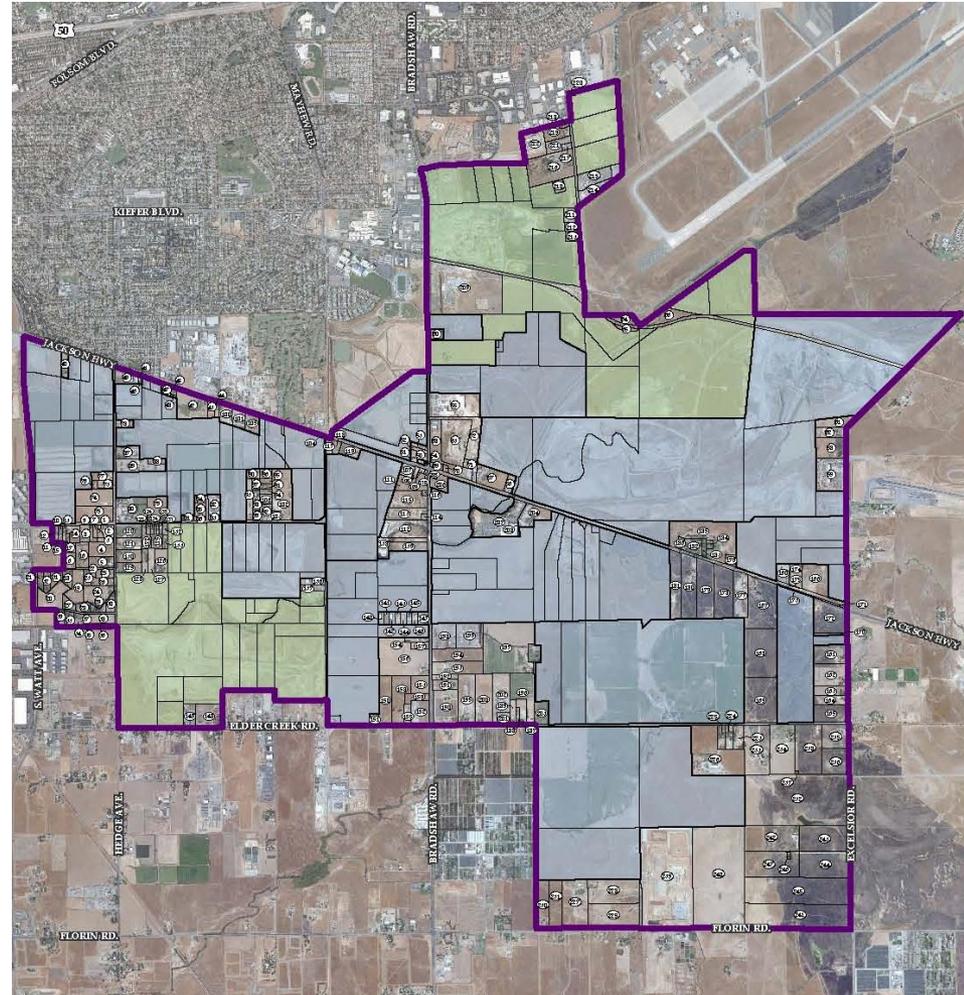
*Est. 1887 – Contractor License #8*

# West Jackson Property Ownership

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## 5,913 Acres Total

- Stonebridge (blue):  
3,016 Acres
- Granite (green):  
1,063 Acres
- Other Owners (no color):  
1,834 Acres



# West Jackson – Attributes



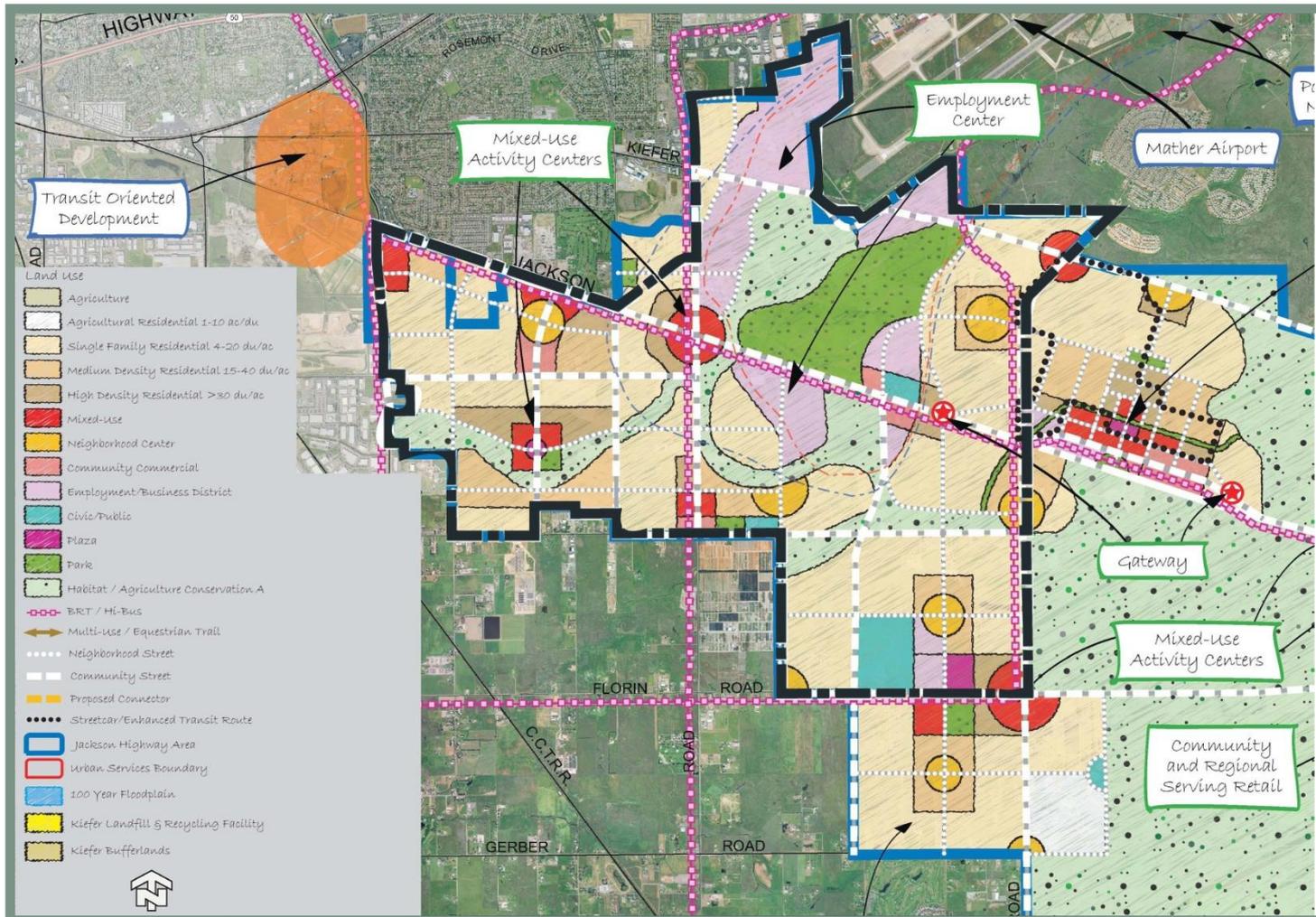
As a result of the aggregate mining which occurred in the area over the last century, development has steadily encroached upon these properties and leapt across its borders.

The project area now presents itself as a significant opportunity for infill development along a major transportation corridor and in close proximity to regional job centers.

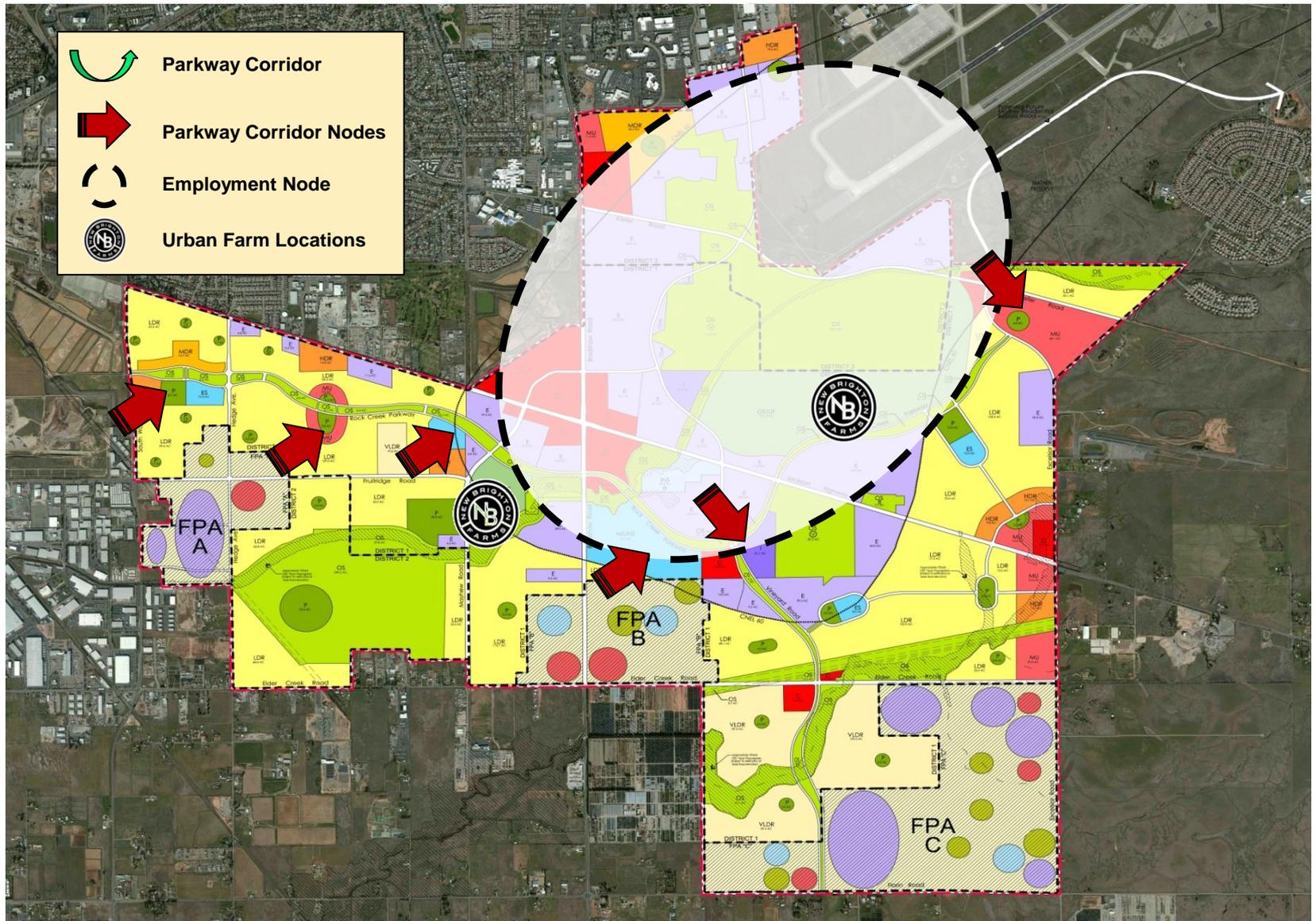


# West Jackson – Attributes

## West Jackson Highway Master Plan – Jackson Highway Vision Context Map



# West Jackson – Key Features

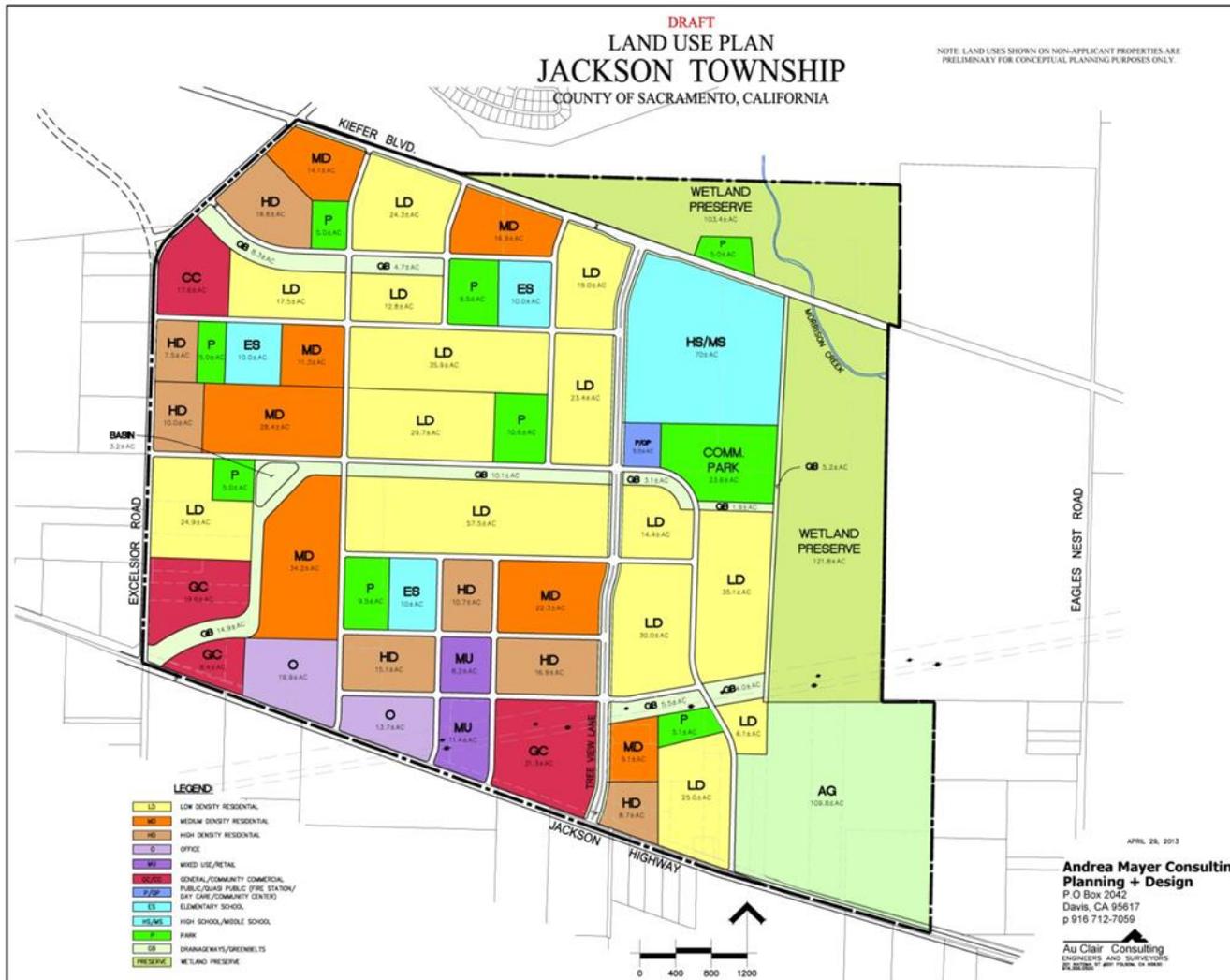


# West Jackson – Key Features

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- Activity centers comprised of commercial, park and/or civic uses connected to linear parkways with transit and off-street trails
- Higher density residential areas clustered around activity centers and gradual reduction in densities toward the project area's eastern and southern border
- A variety of regional, community and neighborhood retail centers, office uses, research facilities, and employment centers
- Urban farms for community-based agriculture and education
- Abundant open space and recreational amenities

# Jackson Township Specific Plan



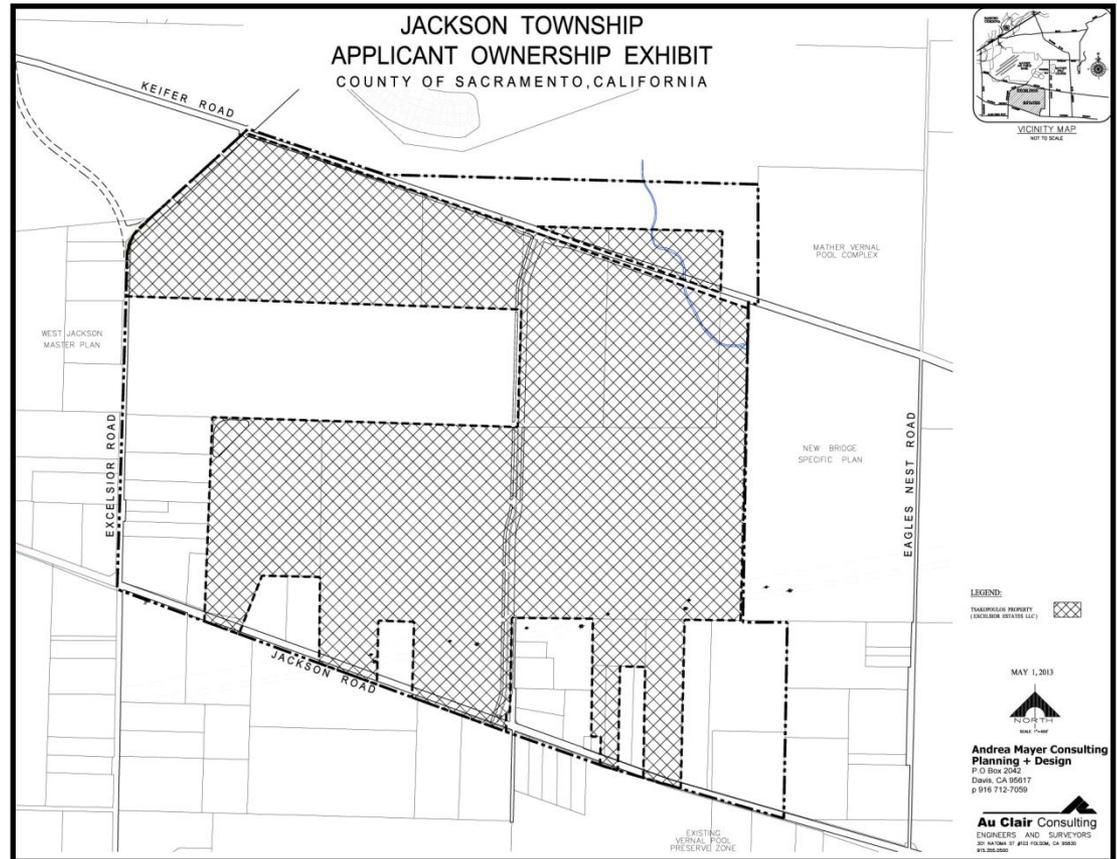
# Jackson Township Land Use Summary

<i>Land Use Designations</i>	<i>Acres</i>	<i>Ave. Density</i>	<i>Density Range</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
<b>Residential</b>					
LD- Low Density Residential	355.7	6.0	1.0-10.9	2134	34.7%
MD-Medium Density Residential	136.3	13.0	11.0-19.9	1772	28.9%
HD- High Density Residential	85.5	25.0	20.0-30.0	2137	34.8%
<b>Subtotal</b>	<b>577.5</b>			<b>6,043</b>	<b>98.4%</b>
<b>Commercial + Office Zones</b>					
		<i>f.a.r.</i>	<i>Approx. s.f.</i>		
GC-General Commercial	59.3	0.25	645,700	n/a	
CC-Community Commercial	17.6	0.25	191,600	n/a	
MU-Mixed Use	19.6	0.50	427,000	100	1.6%
O- Office	33.6	0.50	731,800	n/a	
<b>Subtotal</b>	<b>130.1</b>		<b>1,996,100</b>	<b>100</b>	<b>1.6%</b>
<b>Public/Quasi Public Zones</b>					
PQP-Fire Station/CommCtr/Tank Site	6.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
<b>Subtotal</b>	<b>106.0</b>				
<b>Park + Open Space Zones</b>					
P- Community Park	23.6				
P- Neighborhood Park	49.7				
OS- Wetland Preserve	214.3				
OS- Greenbelt/Drainage Corridor	57.7				
OS- Landscape Corridor	14.5				
OS- Detention Basin	3.2				
<b>Subtotal</b>	<b>363.0</b>				
AG-Agriculture	109.8				
RW- Primary Roadways	104.6				
<b>TOTAL</b>	<b>1,391.0</b>		<b>10.5<sup>3</sup></b>	<b>6,143</b>	<b>100%</b>

# Jackson Township Property Ownership

1,391 Acres Total

- Applicant owned:  
862 acres
- Non-applicant owned:  
529 acres

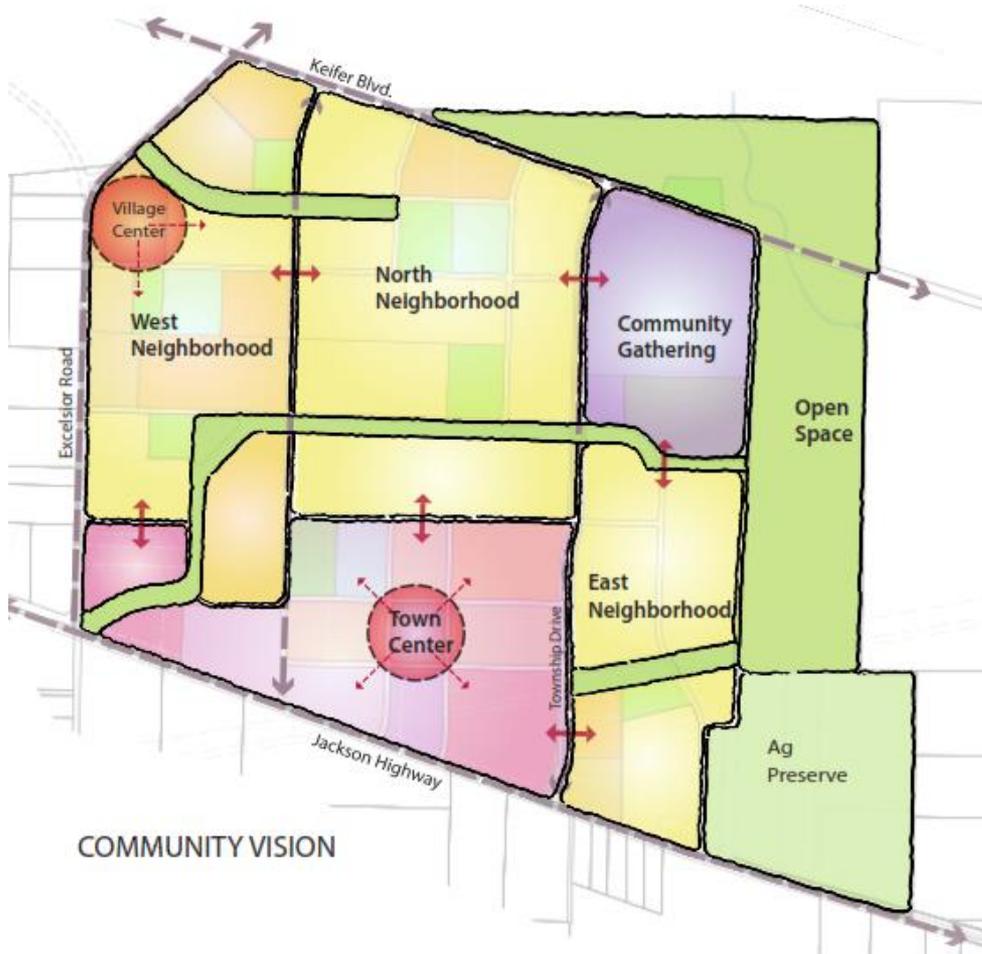


# Jackson Township – Key Features

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- Commercial and civic amenities within walking distance of every residence
- Mixed-use nodes along Kiefer Boulevard, Excelsior Road and Jackson Highway
- Balanced mix of residential densities
- Three elementary schools and one middle/high school
- 225-acre wetland preserve in support of SSHCP
- Expansive greenway/drainage corridor including a trail to provide non-vehicular linkage throughout the project
- Connectivity to the greater Sacramento community through the use of public transit

# Jackson Township – Key Features



# Jackson Township – Key Features

## Town Center Vision



# Jackson Township – Key Features



**Low Density Residential**



**High Density Residential**



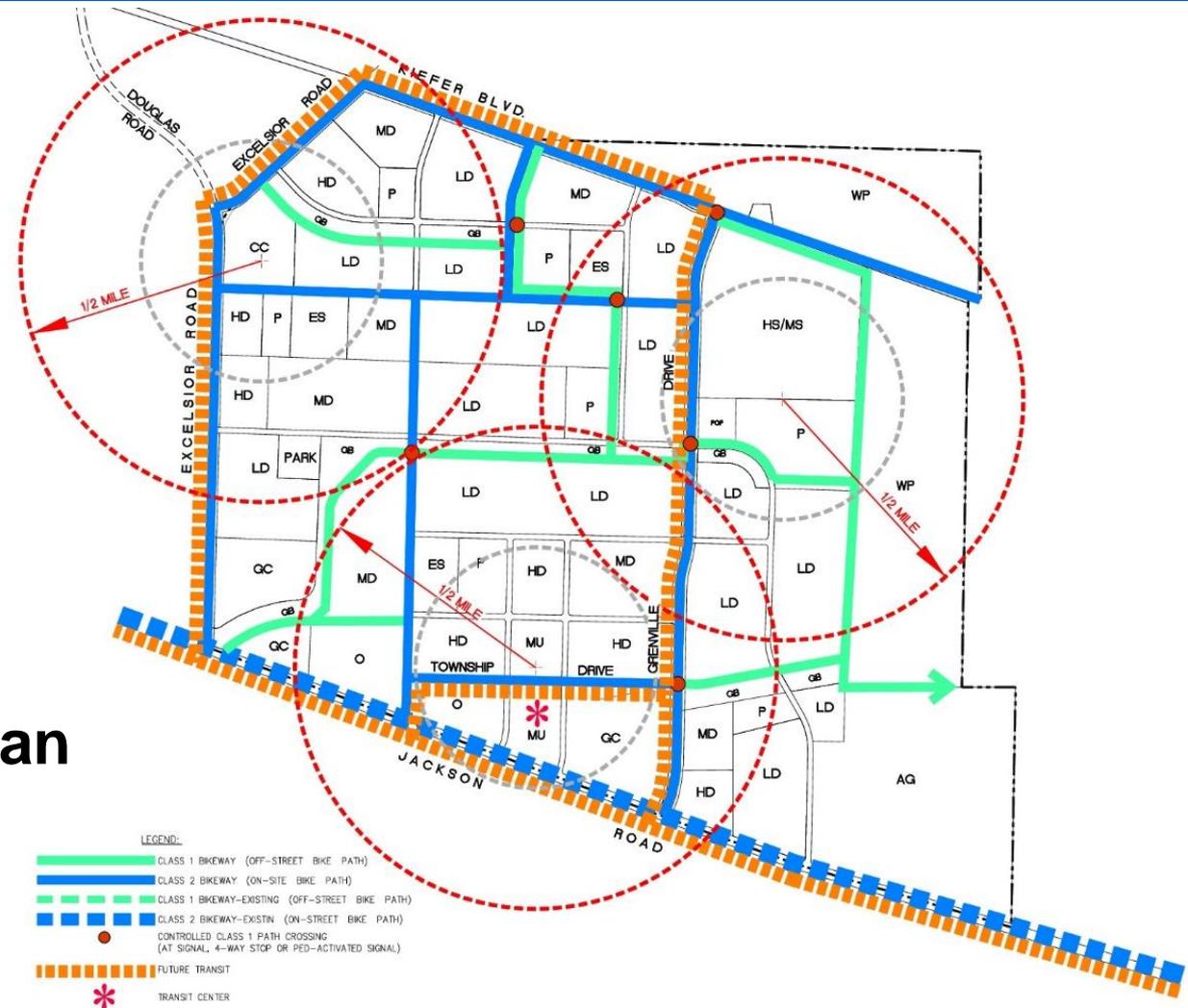
**Medium Density Residential**



**Mixed Use**

# Jackson Township – Key Features

## Mobility Master Plan



# NewBridge Specific Plan



# NewBridge Land Use Summary

		NewBridge North			NewBridge South			NewBridge West			NewBridge Specific Plan Total		
		DU	AC	SF	DU	AC	SF	DU	AC	SF	DU	AC	SF
<b>Residential</b>													
LDR	Low Density Residential (<7 du/ac)	945	203.6		140	23.6					1,085	227.2	
MDR	Medium Density Residential (7-22.9 du/ac)	705	86.1		175	21.4					880	107.5	
HDR	High Density Residential (23-40 du/ac)	765	31.8		185	7.4					950	39.2	
<i>Subtotal</i>		2,415	321.5		500	52.4					2,915	373.9	
<b>Commercial &amp; Office</b>													
C	Commercial		9.1	120,000		11.9	70,000					21.0	190,000
MU	Mixed Use				160	11.4	130,000				160	11.4	130,000
O	Office					13.8	180,000					13.8	180,000
<i>Subtotal</i>			9.1	120,000	160	37.1	380,000				160	<b>46.2</b>	500,000
<b>Open Space &amp; Park</b>													
OS	Open Space - Preserve		133.2						197.8			331.0	
OS	Open Space – Multi-Use Area		19.5			9.5						29.0	
OS	Open Space – Folsom South Canal		46.5			12.4						58.9	
OS	Open Space – Community Garden		4.5									4.5	
OS	Open Space – Landscape Parkway		34.9			6.1						41.0	
P	Park		32.7			8.6						41.3	
<i>Subtotal</i>			271.3			36.6			197.8			505.7	
<b>Public/Quasi-Public</b>													
P/QP	Elementary School Site		9.4									9.4	
P/QP	Sewer Lift Station		0.5									0.5	
P/QP	Electric Facility					0.7						0.7	
P/QP	Fire Station Site		2.5									2.5	
<i>Subtotal</i>			12.4			0.7						13.1	
<b>Roadway</b>													
RW	Major Roadway		43.7			5.5			1.8			51.0	
<b>Agriculture</b>													
AG	Agriculture								105.4			105.4	
<b>Total</b>													
		2,415	658.0	120,000	660	132.3	380,000	0	305.0	0	<b>3,075</b>	1,095.3	<b>500,000</b>

# NewBridge Property Ownership

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- East Sacramento Ranch, LLC  
(Sacramento Rendering Company) - 811.1 acres
- Triangle Rock Products, Inc./Vulcan Materials Co. – 119.5 acres
- AG-80 uses west of Eagles Nest Road (existing) – 105.4 acres
- Bureau of Reclamation (Folsom South Canal) – 58.9 acres
- SMUD – 0.4 acres

# NewBridge Illustrative Land Use Plan

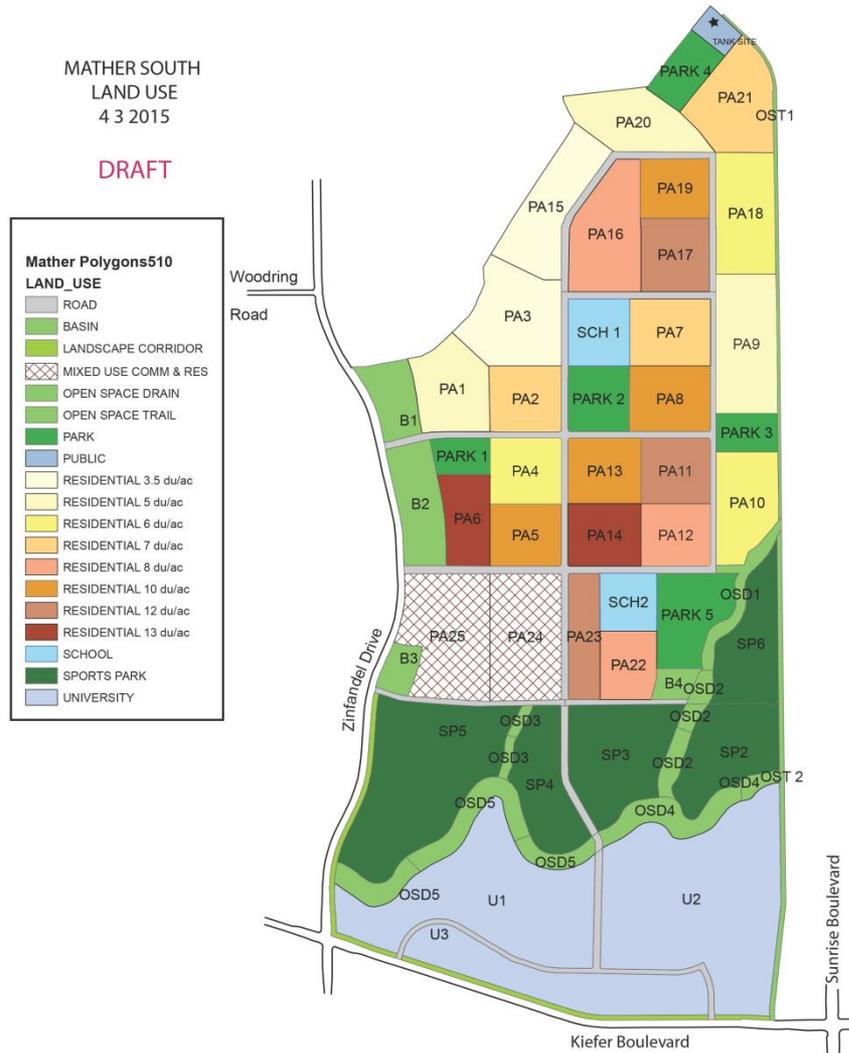


# NewBridge – Key Features

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- A robust circulation system designed to encourage pedestrian and bicycle activity, integrated with public transit
- Connectivity to existing Folsom South Canal regional Class 1 trail
- A 4.5-acre community garden
- Vernal pool preserves east and west of Eagles Nest Road totaling approximately 331 acres within critical habitat for fairy shrimp to mitigate impacts to 4.5 acres of wetlands and vernal pool habitat
- Low Impact Development (LID) to reduce water usage by reducing impervious surfaces, reducing turf in public parks and frontages, disconnected roof drains, and similar features

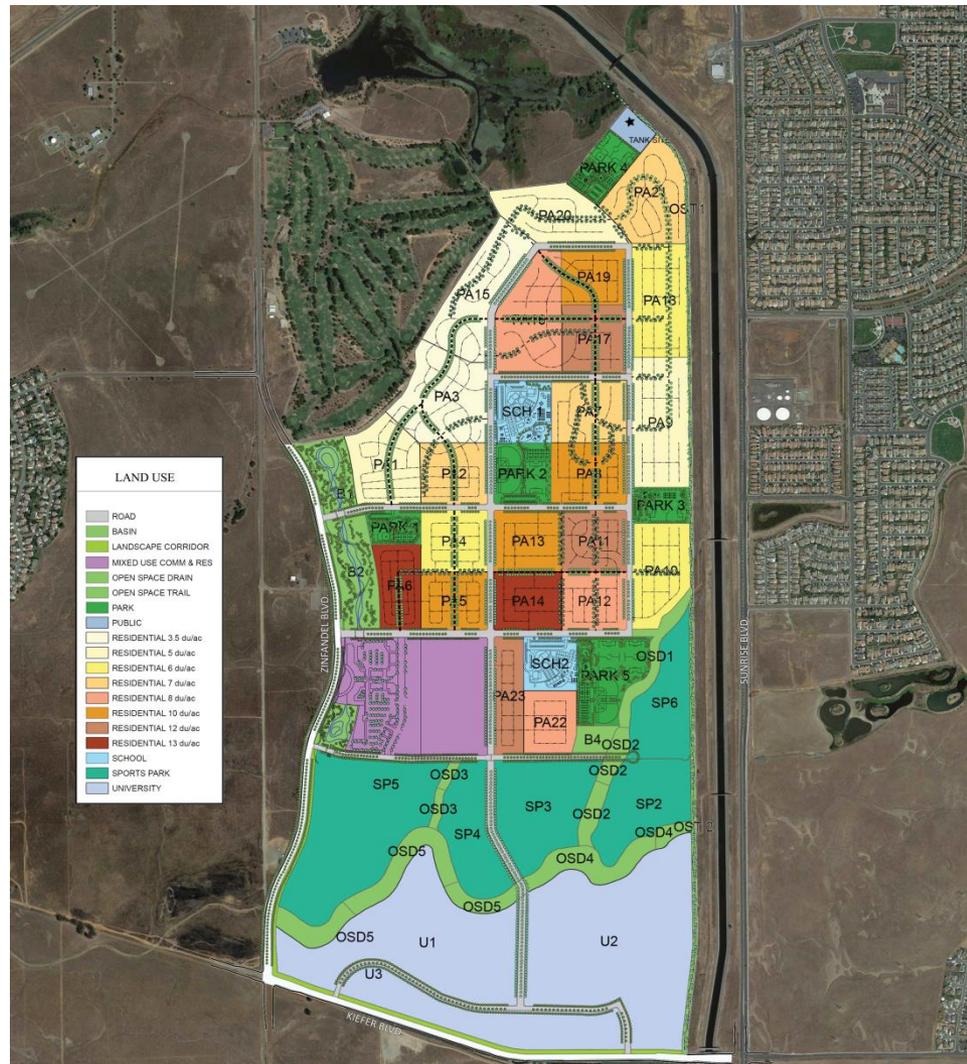
# Mather South Community Master Plan



# Mather South Land Use Summary

Land Use Designation	Approx. Acres	Approx. Residential Units	Approx. Commercial Sq. Feet
Open Space / Detention Basins	29.59	--	--
East Side Trail	9.91	--	--
Creek Corridor	38.95	--	--
Parks	43.25	--	--
Schools	17.88	--	--
Sports Complex	126.19	--	--
University	152.87	--	--
Public	9.81	--	--
Streets	58.09	--	--
Landscape Corridors	8.12	--	--
<u>Mixed Use Area:</u>			
Neighborhood Commercial Component	10.00	47	92,500
Multi-Family Residential Component (RD-30)	37.94	1,068	--
RD-3.5	18.63	65	--
RD-5	83.12	419	--
RD-6	38.02	219	--
RD-7	96.38	660	--
RD-8	19.95	159	--
RD-10	26.87	264	--
RD-11	58.54	644	--
<b>Totals</b>	<b>884.11</b>	<b>3,545</b>	<b>92,500</b>

# Mather South Illustrative Land Use Plan



# Mather South – Key Features

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- A 47-acre mixed use area consisting of 10 acres of commercial uses integrated with 37 acres of multiple family uses at up to RD-30 densities (approximately 1,068 units of the project's 3,545 residential units)
- Proximity to existing infrastructure and amenities
- 43 acres of neighborhood parks and trails, including connectivity to the existing trail along the Folsom South Canal
- Two elementary school sites
- A 126-acre Sports Complex
- A 152-acre site for a university

# Identified Key Issues

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## **Provision of Infrastructure**

- Infrastructure Master Plan to identify necessary public facilities and infrastructure
- Public Facilities Financing Plan must include an infrastructure phasing analysis
- Backbone infrastructure may be shared by master plans
- Unknown timing of development for each project

# Identified Key Issues

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## **Urban Services Plan (PC-7 of LU-120)**

- Urban Services Plan required for each master plan to demonstrate:
  1. Services are cost neutral to County's General Fund and existing ratepayers
  2. Public facilities and infrastructure O&M costs are cost neutral
  3. Existing levels of municipal services will not be negatively impacted
- Coordinated effort between CFO's office, DCD's Special Districts staff, PER staff, and consultants
- Base fiscal model completed

# Identified Key Issues

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## **Fiscal Impact Analysis – Base Fiscal Model**

- New General Plan requirement
- Thorough analysis involving CFO, peer review process
- Long-term growth projections
- Revenue assumptions by land use type
- Review of County budget by function and expenditure
- Timing - early in process rather than later
- Common foundation for project-specific FIA

# Identified Key Issues

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## **Water Supply**

- SCWA and Cal Am are water purveyors
- Three projects require amendments to current Zone 40 Water Supply Master Plan
- Project-specific Water Supply Assessments will determine water supply availability in normal year, dry year, and multiple dry years scenarios
- Water purveyors must demonstrate sufficiency of water supplies to satisfy the projects' water demands while still meeting the current and projected water demands of existing customers

# Identified Key Issues

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## **Water Supply**

- Water conservation efforts regionally and in master plans
- Conjunctive use provides flexibility in dry years
- Sustainable groundwater management policy
- Long-term water supply planning process
- SB 221 – water provision verification

# Identified Key Issues

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## Transportation

- Joint Transportation Impact Study to analyze impacts associated with all modes of transportation
- Coordinated effort involving four adjacent cities, Capital Southeast Connector JPA, and Caltrans
- Study area included over 250 roadway segments and 160 intersections
- Ongoing effort to refine analysis and cost estimates for roadway infrastructure
- Potential for SR 16 relinquishment

# Identified Key Issues

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## **Transportation – Second Workshop**

- Jackson Corridor Mitigation Strategy
- Dynamic Implementation Tool
- Functional Improvements to Rural Roadways
- Jackson Corridor Transit Network and Service
- Jackson Corridor Trail Network
- Evaluation of financing strategy
- Evaluation of appropriate metric for transportation impact analysis
- Evaluation of appropriate roadway sizing

# Next Steps

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- **Workshop #2** – Transportation
- **Workshop #3** – Infrastructure (Water Supply, Drainage, Sewer) and Public Facilities Financing Plans, Fiscal Impact Analyses